



MLS # 73396046 - Price Changed

Multi Family - 5-9 Family

89-95 School St
Chicopee, MA 01013-1233
Hampden County

Color:
Total Floors: 3
Total Units: 11
Total Rent: \$16,250
Grade School:
Middle School:
High School:
Approx. Acres: 0 (0.12 SqFt)
Directions: Located at the corner of School & Dwight St.

List Price: ▼ \$1,299,000

Total Rooms: 45
Total Bedrooms: 24
Total Bathrooms: 11f 0h
Total Fireplaces: 0

Approx. Street Frontage:

Investment Opportunity! This fully occupied 11-unit mixed-use building offers strong cash flow, long-term stability, and value-add potential! The property features 10 residential units and a ground-level commercial storefront in a prime, high-visibility location. Each unit has separate electric and heating systems, and lead certificates are on file for all residential units. All units are currently rented by long-term tenants, with 9 out of 10 residential units subsidized through Section 8—providing consistent, government-backed rental income. Most tenants are on month-to-month leases, giving a new owner the flexibility to increase rents and boost returns. Professionally managed and well-maintained, this asset is ideal for investors seeking a stabilized building with upside. Whether you're expanding your portfolio or securing your next high-performing asset, this property checks all the boxes!

Property Information

Approx. Living Area Total: 10,000 SqFt
Approx. Above Grade: 10,000 SqFt
Living Area Disclosures: Buyer to verify info and due their own due diligence.

Living Area Includes Below-Grade SqFt: No
Approx. Below Grade:

Living Area Source: Other

Heat/Cool Units:
Parking Spaces: 0 On Street Without Permit
Disclosures: **Group Showing on July 1, 2025. MUST RSVP WITH LISTING AGENT** Buyer to verify info and due their own due diligence. Vacant unit photos are from August 2024, prior to tenant move in.

Heat/Cool Zones:
Garage Spaces: 0

Annual Expenses

Heating:
Gas:
Electricity:
Water:

Repair & Maintenance:
Trash Removal:
Sewer:
Insurance:

Management:
Miscellaneous:
Ann. Prop. Oper. Data: No
Annual Expense Source:

Gross Income: \$18,600
Gross Expenses:
Net Income: \$18,600

Unit Descriptions							
Unit #1							
Rooms: 6	Bedrooms: 4	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 2,100	Lease: Yes
Unit #2							
Rooms: 5	Bedrooms: 3	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1,450	Lease: No
Unit #3							
Rooms: 4	Bedrooms: 2	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1,550	Lease: No
Unit #4							
Rooms: 3	Bedrooms: 1	Bathrooms: 1f 0h	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 1,200	Lease: No

Features

Area Amenities: Public Transportation, Shopping, Park, Highway Access, Public School
Basement: Yes Full, Dirt Floor, Concrete Floor
Beach: No
Exterior: Vinyl
Foundation Size:
Foundation Description: Poured Concrete, Concrete Block, Other (See Remarks)
Hot Water: Natural Gas
Lot Description: Corner
Road Type: Public
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No

Other Property Info

Disclosure Declaration: No
Exclusions:
Lead Paint: Certified Treated
UFFI: Warranty Features:
Year Built: 1935 Source: Public Record
Year Built Description: Approximate
Year Round:
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #:
Assessed: \$10,330,000
Tax: \$11,039 Tax Year: 2024
Book: 25439 Page: 273
Cert: 23726
Zoning Code: Mixed Use
Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Seller-Offered Buyer's Broker Compensation:
Seller-Offered Facilitator Compensation:
Seller-Offered Compensation Based On:

Office/Agent Information

Listing Office: Lock and Key Realty Inc. (413) 282-8080
Listing Agent: The Madison Team (413) 231-6828
Team Member(s): Jessica Mekal (413) 519-1423
Sale Office:
Sale Agent:
Listing Agreement Type: Exclusive Right to Sell
Entry Only: No
Showing: Sub-Agency:
Showing: Buyer's Broker: Call List Agent, Accompanied Showings, Appointment Required, Other (See Special Showing Instructions)
Showing: Facilitator:
Special Showing Instructions: Accompanied showings only. Contact list agent Jessica by text for upcoming showings at 413-519-1423

Market Information

Listing Date: 6/24/2025
Days on Market: Property has been on the market for a total of 50 day(s)
Expiration Date:
Original Price: \$1,449,000
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 50 day(s)
Office Market Time: Office has listed this property for 50 day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Market History for 89-95 School St, Chicopee, MA 01013-1233

MLS #	Date			DOM	DTO	Price
73396046	6/24/2025	Listed for \$1,449,000	The Madison Team			\$1,449,000
	7/14/2025	Price Changed to: \$1,425,000	Jessica Mekal	20		\$1,425,000
	7/24/2025	Price Changed to: \$1,350,000	Jessica Mekal	30		\$1,350,000
	8/13/2025	Price Changed to: \$1,299,000	Jessica Mekal	50		\$1,299,000
Market History for Lock and Key Realty Inc. (AN5521)				50		
Market History for this property				50		

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